



Gaskell Place, Ipswich, Suffolk  
£120,000



GRACE ESTATE AGENTS are delighted to present this charming apartment located in the desirable area of Gaskell Place, Ipswich. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, young professionals, or those seeking a low-maintenance lifestyle.

The apartment features a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for rest and privacy. The layout is thoughtfully designed to maximise natural light, creating a bright and airy feel throughout the home.

The property includes a well-appointed bathroom, ensuring that all your daily needs are met with ease. The contemporary design and quality finishes reflect modern living, while the location offers easy access to local amenities, transport links, and the vibrant culture of Ipswich.

Gaskell Place is known for its friendly community and convenient surroundings, making it a wonderful place to call home. Whether you are looking to enjoy the local parks, shops, or dining options, everything you need is just a stone's throw away.

This apartment presents a fantastic opportunity to own a piece of Ipswich in a sought-after location. Do not miss your chance to view this delightful property and envision your new life in Gaskell Place.

### Entrance Hall

Access to Master bedroom, Bedroom One, Bathroom and Living/Dining Room.

### Bedroom Two

One radiator, One window rear facing.

### Master Bedroom

One Radiator, One window rear facing.





## Bathroom

One radiator, built in storage cupboard, bath tub with a fixed shower head over the bath. Wash hand basin, Low level WC and wall mounted shower screen.

## Living/Dining Room

Two windows front facing, One radiator and access to the Kitchen.

## Kitchen

Single bowl Stainless steel sink with drainer, built in Electric oven with fitted Electric hob and fitted extractor fan above. Wall mounted gas boiler.

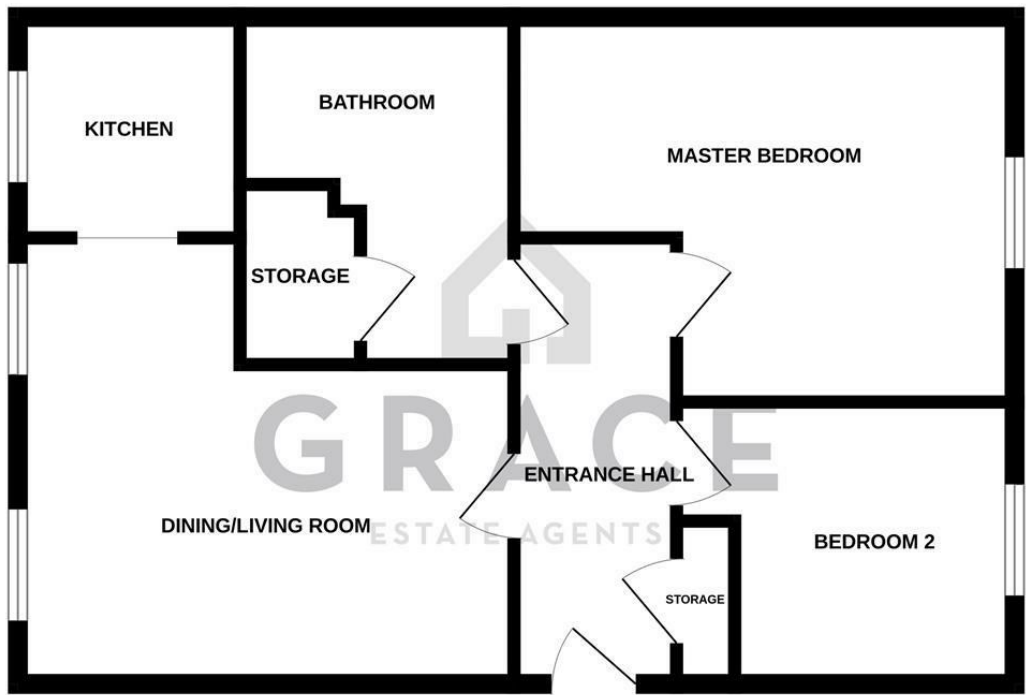
## Annual Charges

Current monthly service charge is £79.06, 108 Years left on the lease.



# GROUND FLOOR

582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

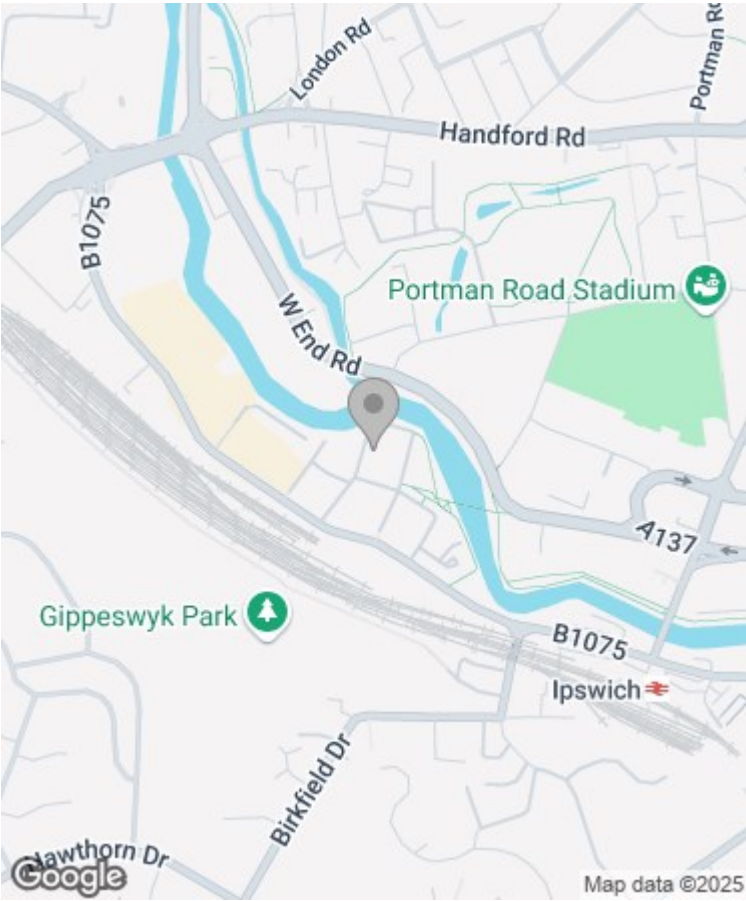
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	